

TRANSFER
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Warranty Deed
030821

Know All Persons By These Presents, that I, PAUL A. JONES, JR., also now known as PAUL A. JONES, of Vassellboro, Maine, in consideration of one dollar and other valuable considerations paid by DAN M. DIGIROLAMO and HEATHER M. DIGIROLAMO, whose mailing address is 39 Maplewood Drive, Townsend MA 01469, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said DAN M. DIGIROLAMO and HEATHER M. DIGIROLAMO, as joint tenants and not as tenants in common, their heirs and assigns forever, the real property more particularly described on Exhibit A attached hereto and incorporated herein:

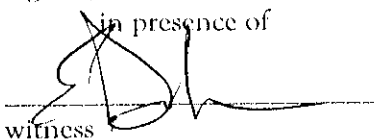
To Have and To Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said DAN M. DIGIROLAMO and HEATHER M. DIGIROLAMO, as joint tenants, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, provided, however, that Parcel Three as described on Exhibit A attached hereto is specifically excepted from said warranty covenants.

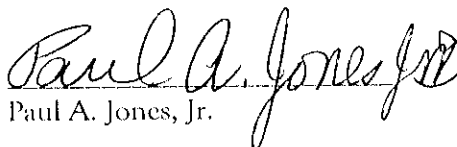
In witness whereof, I, the said PAUL A. JONES, JR., now known as PAUL A. JONES, as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 5 day of December, 2000.

Signed, Sealed and Delivered

in presence of



witness




Paul A. Jones, Jr.

STATE OF MAINE

KNOX, ss.

December 5, 2000

Then personally appeared the aforesaid Paul A. Jones, Jr., now known as Paul A. Jones, and acknowledged the foregoing instrument to be his free act and deed.



A. Edward Doudera
Attorney at Law

A. EDWARD DOUDERA PO BOX 1466 CAMDEN ME 04843

52A

Exhibit A

Three certain lots or parcels of land, together with the buildings and improvements thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows:

Parcel One: BEGINNING at the corner former by the northerly line of Morrill Avenue and the westerly line of Burleigh Street; thence westerly along the northerly line of Morrill Avenue one hundred seventy-four (174) feet to the southeasterly corner of land now or formerly of Forest B. and Dora M. Whitehouse; thence northerly along the easterly line of land of said Whitehouse, now or formerly, to a line twenty (20) feet southerly of and parallel to the southerly line of the Maine Central Railroad Company's location; thence easterly along said line twenty (20) feet southerly of and parallel to the southerly line of said Maine Central railroad Company's location to Burleigh Street; thence southerly along the westerly line of Burleigh Street to the point of beginning.

EXCEPTING AND RESERVING from the above described parcel the following described lot deeded to Zella K. White by deed dated July 31, 1934, and recorded at Kennebec County Registry of Deeds in Book 698, Page 557; said lot bounded as follows:

BEGINNING at a stone monument on the westerly side of land now or formerly of Ethel M. Noyes, which monument is one hundred (100) feet from the corner formed by the northerly line of Morrill Avenue and the westerly line of Burleigh Street; thence westerly along the northerly line of Morrill Avenue seventy-four (74) feet to the southeasterly corner of land of now or formerly of Forest B. and Dora M. Whitehouse; thence northerly along the easterly line of said Whitehouse, now or formerly, to a line twenty (20) feet southerly of and parallel to the southerly line of the Maine Central Railroad Company's location; thence easterly along said line twenty (20) feet southerly of and parallel to the southerly line of the Maine Central Railroad Company's location to land of Ethel M. Noyes, now or formerly; thence southerly along the westerly line of land of said Ethel M. Noyes, now or formerly, to the point of beginning.

Parcel Two: BEGINNING at the southeast corner of the first described parcel in the northerly line of Morrill Avenue; thence northerly in the east line of the first described parcel a distance of one hundred fifty (150) feet to land of the Maine Central Railroad; thence easterly along the Maine Central Railroad land a distance of thirty (30) feet; thence southerly parallel to the east line of the first described parcel a distance of one hundred fifty (150) feet to the north line of Morrill Avenue; thence westerly along the north line of Morrill Avenue a distance of thirty (30) feet to the point of beginning. Meaning and intending to convey the westerly one-half of Burleigh Street right of way between Morrill Avenue and Maine Central Railroad property.

FOR REFERENCE for Parcel One and Parcel Two see warranty deed of Robert A. Carle and Marie L. Carle to Paul A. Jones, Jr. and Pauline B. Jones, dated April 5, 1963, and recorded at Kennebec County Registry of Deeds in Book 1296, Page 188.

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Parcel Three: BEGINNING at the northwesterly corner of land now or formerly of Paul A. Jones, Jr. and Pauline B. Jones (located on the northerly side of Morrill Avenue in said Waterville); thence northerly in an extension of Jones' westerly line twenty (20) feet, more or less, to the southerly line of the Maine Central Railroad right of way; thence easterly along the southerly line of said Maine Central Railroad right of way to a point where a northerly extension of Jones' easterly line intersects the southerly line of said Maine Central Railroad right of way; thence southerly along said extension of Jones' easterly line twenty (20) feet, more or less, to the northeasterly corner of land now or formerly of Jones; thence westerly in the northerly line of land now or formerly of Jones to the point of beginning. The lot here conveyed is that segment of the "Graves 20 Foot Strip," so-called, which lies between the northerly line of Parcel One described herein and the southerly line of the Maine Central Railroad right of way.

ALSO conveying any interest of Grantor in and to that portion of the westerly one half of Burleigh Street as it was extended northerly of Morrill Avenue to the property of the Maine Central Railroad, as lies within the said "Graves 20 Foot Strip" and which half the City of Waterville conveyed to Meverett B. Goodrich by deed dated October 9, 1956, and recorded in Kennebec County Registry of Deeds in Book 1086, Page 19.

FOR REFERENCE for Parcel Three see deed of Harold C. Marden to Paul A. Jones, Jr. and Pauline B. Jones, dated January 15, 1972, and recorded at Kennebec County Registry of Deeds in Book 6356, Page 56.

Pauline B. Jones died July 7, 1982 (see Kennebec Probate file # 20521). The Grantor herein, Paul A. Jones, Jr., now known as Paul A. Jones, is the surviving joint tenant.

RECEIVED KENNEBEC SS.

2000 DEC -5 AM 11:49

ATTEST *Larson Reed Meane*
REGISTER OF DEEDS